

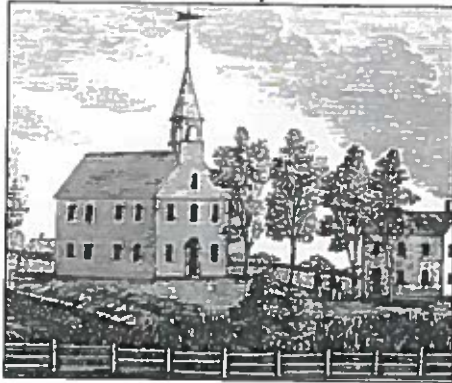
CONDITIONS & TRENDS

2

Overview

This booklet provides a general overview of conditions and trends affecting Darien. It has been prepared as part of the process of formulating the 2016 Plan of Conservation and Development.

History



People



Housing



Business



*"If we could first
know where we
are and whither
we are tending,
we could then
better judge
what to do and
how to do it."*

Abraham Lincoln,
American President

History of Darien

The landscape of the area we now know as Darien evolved over millions of years as a result of massive geologic forces. The advance and retreat of glaciers and fluctuations in climate and sea levels created a rocky coastline abutting a coastal sound. While there is no written record of their early habitation, Native Americans are believed to have lived in this area about 10,000 years ago.

European Settlement

Europeans “discovered” this part of New England in 1614 when Dutch explorer Adriaen Block sailed into what we now call Long Island Sound. For the next 20 years or so, the Dutch and English competed for trade with Native Americans and to establish settlements. The British settled in Plymouth (Massachusetts) in 1620 and the Dutch settled in New Amsterdam (New York) in 1624. Dutch and British trade with Native Americans eventually led to settlement of inland areas along the Connecticut River after 1634.

After the Pequot War of 1637, European settlement began to extend to other areas of what we now know as Connecticut. By 1642, Europeans had “purchased” land from Native Americans in what is now called Stamford and settlement began in this area. After 1674, the Dutch settlements to the west were consolidated under British rule (New Amsterdam was renamed to New York).

As population grew, more land was needed for subsistence farming and settlers moved outwards from Stamford. It was not uncommon at that time for settlers to establish small settlements where they could help and protect each other. From the coves along the shore, residents would travel to fields and other areas to tend crops or raise livestock or fish.

Life was difficult for early settlers in this area and it was made more challenging by the customs of the time where settlers would travel every week to a “meetinghouse” for religious services regardless of season or weather.

Early Land “Purchase”



1766 Map of Connecticut



Formation Of A Parish

By about 1737, the population of this area had grown to the point where the residents felt they could support their own parish and no longer have to travel to Stamford for religious services. Permission was granted by the church and this new parish was called Middlesex. The first meetinghouse was later built at the corner of Brookside Road and the Boston Post Road.

As population grew and as concerns over safety diminished, settlers moved further out to create their own homesteads. Sawmills, blacksmith shops, and other communal amenities were established along brooks and streams to support the growing economy of this area.

Establishment Of A Town

Eventually, the population in the Middlesex parish grew to the point where people no longer wished to travel to Stamford for militia training or for town meetings. A petition was undertaken to create their own municipality and, in 1820, residents received permission from the General Assembly to establish a separate municipality. According to the 1820 Census, there were 1,126 residents.

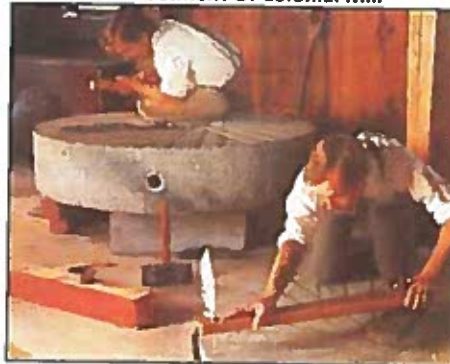
Reportedly the name Darien came as the result of a compromise. A number of residents lobbied to have the new town named after them but there was no consensus. The name Darien is thought to come from a place in Panama which may have been suggested by a local resident.

At this time, the economy of this area was still dominated by subsistence agriculture although there were some emerging mills and early stores.

Re-Enactment Of Colonial Agriculture



Re-Enactment Of Colonial Mill



Arrival Of The Railroad

With the industrial revolution, Darien began to change. This change was not because of the establishment of new business and industry but with the introduction of steam trains and the establishment of a rail line from New York to New Haven (completed by 1849).

At first a great convenience for residents and an easy way to export agricultural produce to New York City, it soon had the effect of enticing immigration to Darien.

Residents of New York City were attracted to Darien because of its beautiful shoreline, rural character, and short travel distance from the city. While people had travelled here before by carriage or by boat, Darien became more popular when it was accessible by rail. After the Civil War, the town became one of the many resorts where New Yorkers built luxurious, grand summer homes. The population of Darien doubled between 1850 and 1900.

Spread Of The Automobile

After the turn of the century, the advent of the automobile and paved roadways supported the continued growth of Darien. The opening of the Merritt Parkway between Greenwich and Norwalk in 1938 is emblematic of this era. Between 1920 and 1940, Darien's population doubled again.

Following World War II, Darien experienced the same surge of growth that affected other communities in the area. A cultural trend toward suburban living and the flexibility offered by the automobile supported the development of Darien. Former farms were subdivided and developed and population doubled again between 1940 and 1960. Construction of Interstate 95 in the 1950s encouraged the suburban development of residential areas and Darien was no different.

By 1970, Darien had grown to be a community of over 20,000 people and the overall pattern of the community became established.

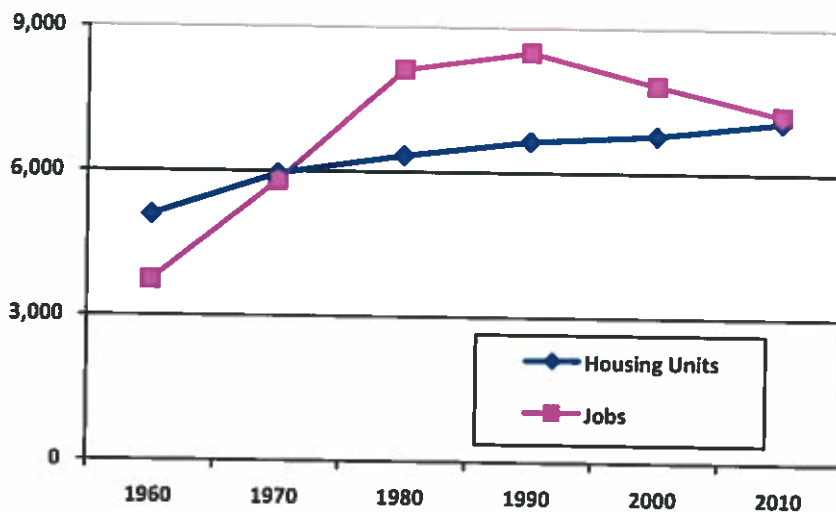
While the amount of land available for new development is limited, there continues to be considerable interest in Darien due to its location, character, amenities, and the quality of life it offers its residents. As a result, there is the potential for redevelopment in the community as existing buildings are updated, expanded, or replaced and as new uses replaces existing uses.

Regional Roles and Implications

Although perceived as a residential community, Darien actually serves two regional roles.

First and foremost, Darien is a residential suburb within the New York City metropolitan region. The community has over 20,000 residents and over 7,000 housing units. Most of the land area in Darien is zoned, used and planned for residential use.

Significantly though, Darien has also served as a regional employment center. As shown in the chart on this page, Darien has had more jobs located in the community than housing units since 1970. In other words, Darien has been a job “exporter” to the larger region due to the companies and organizations located here. Although the number of jobs in Darien has ebbed since the peak in 1990, there are still more jobs than housing units in the community.



Overall, Darien is a diverse and balanced community that provides employment opportunities and housing opportunities. These roles are supported by Darien’s strategic location on the Metro North - New Haven rail line and Interstate 95.

Darien's Population

| | |
|------|--------|
| 1820 | 1,126 |
| 1830 | 1,212 |
| 1840 | 1,080 |
| 1850 | 1,454 |
| 1860 | 1,705 |
| 1870 | 1,808 |
| 1880 | 1,949 |
| 1890 | 2,276 |
| 1900 | 3,116 |
| 1910 | 3,946 |
| 1920 | 4,184 |
| 1930 | 6,951 |
| 1940 | 9,222 |
| 1950 | 11,767 |
| 1960 | 18,437 |
| 1970 | 20,366 |
| 1980 | 18,892 |
| 1990 | 18,196 |
| 2000 | 19,607 |
| 2010 | 20,732 |

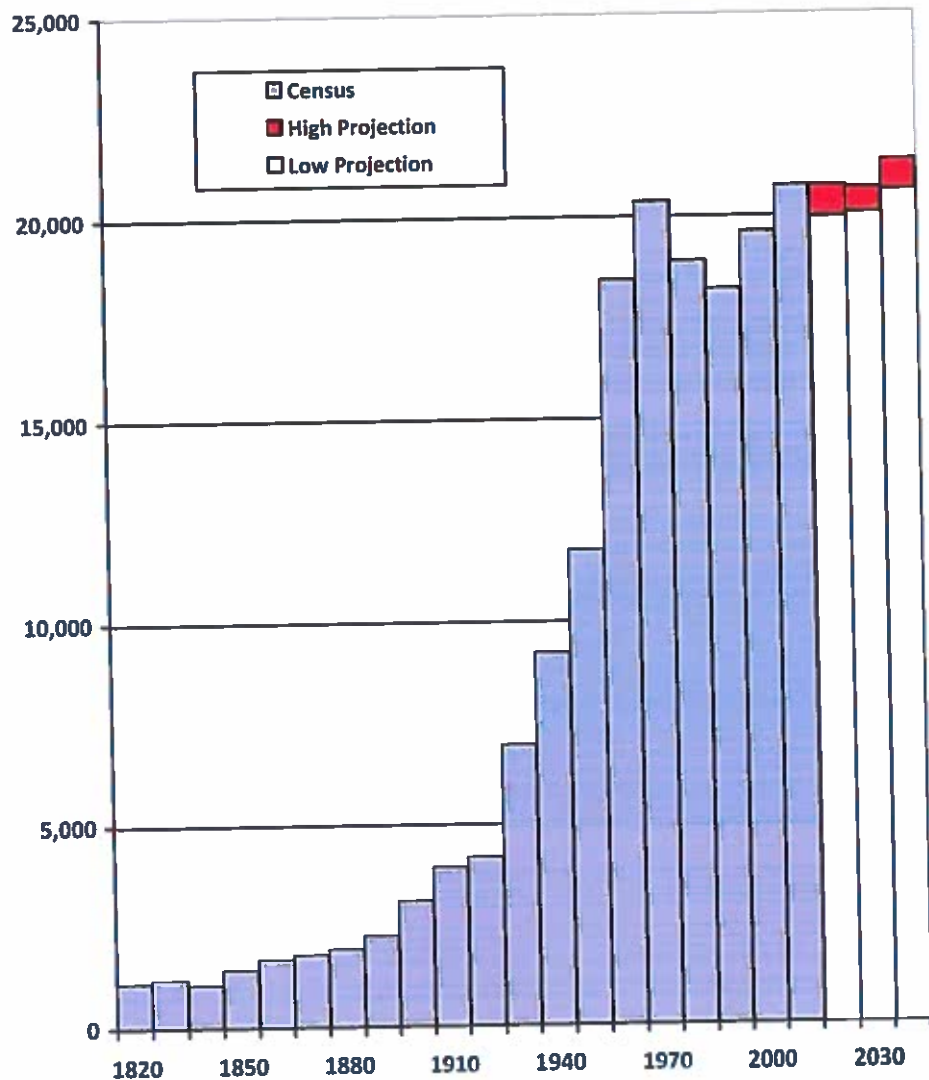
| | | |
|------|--------|--------|
| 2020 | 19,952 | 20,727 |
| 2030 | 20,048 | 20,670 |
| 2030 | 20,610 | 21,341 |

US Census data for 1820 to 2010.
Projections are in italics. Red projections
are based on Planimetrics cohort survival
model. Green projections based
Connecticut State Data Center cohort
survival model.

People Of Darien

According to the Census, Darien had a year 2010 population of 20,732 persons. This represents an increase of 1,125 persons from the 19,607 persons reported in the 2000 Census. The chart shows Darien population growth since the 1820 Census with a range of population projections to the year 2040.

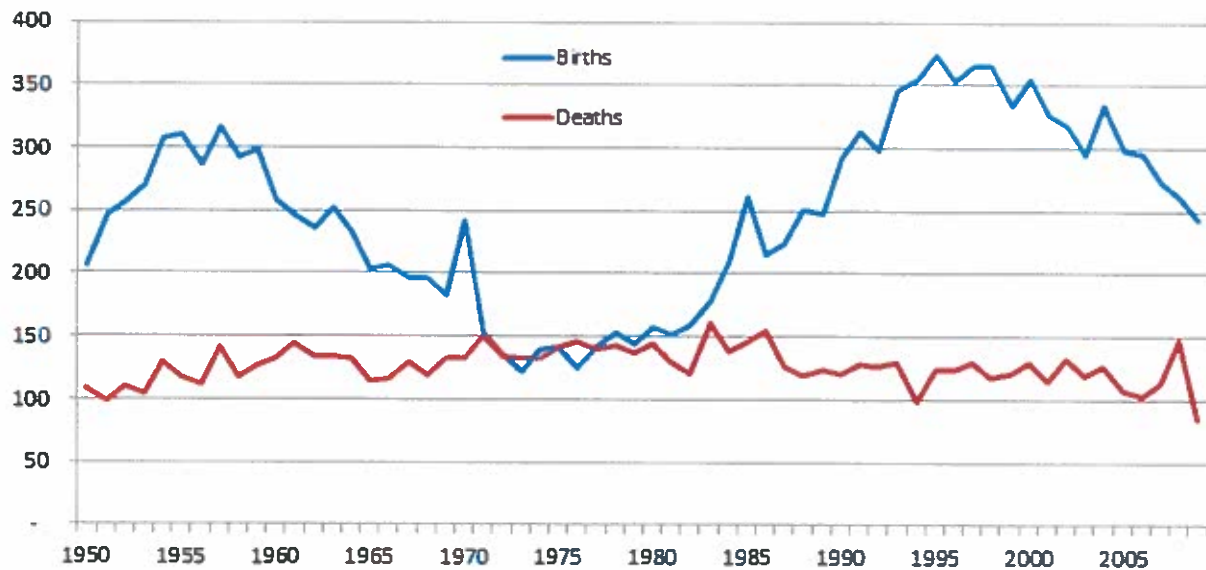
Darien's Population (1820 – 2040)



Dynamics of Population Change

As can be seen from the following chart, the number of births in Darien has fluctuated as a result of the “baby boom” (births between about 1945 and 1965), the “baby bust” (births between about 1965 and 1985), and the “baby boom echo” (births between about 1985 and 2005).

DARIEN - Births & Deaths



From 1950 to 1970, net in-migration was the major determinant of population change in Darien. From 1970 to 1990, net out-migration was the major determinant of population change since the number of births was lower during this period. Since 1990, growth has been a result of the “baby boom echo” outpacing net out-migration.

Components of Population Change

| | 1950s | 1960s | 1970s | 1980s | 1990s | 2000s |
|---------------------------------------|---------------|---------------|----------------|----------------|---------------|---------------|
| Total Change | +6,670 | +1,929 | (1,474) | (696) | +1,411 | +1,125 |
| Change Due To Natural Increase | +1,622 | +922 | +107 | +697 | +2,182 | +1,821 |
| Births | 2,790 | 2,211 | 1,497 | 2,058 | 3,399 | 3,000 |
| Deaths | 1,168 | 1,289 | 1,390 | 1,361 | 1,217 | 1,179 |
| Change Due To Net Migration | +5,048 | +1,007 | (1,581) | (1,393) | (771) | (696) |

US Census, Connecticut Health Department reports.

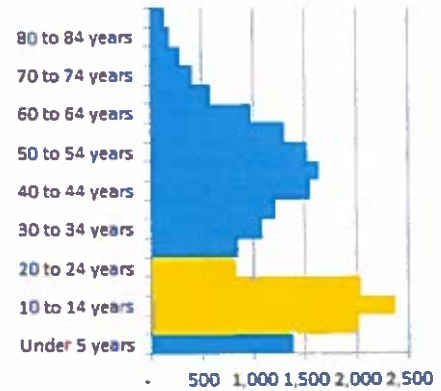
Age Composition

Over the last 40 years, the age composition of Darien has been changing due to the net effect of births, deaths, net migration, and natural aging.

As demonstrated by the orange bars in the following age pyramids, much of the change is attributable to people in the “baby boom” (people born between about 1945 and about 1965).

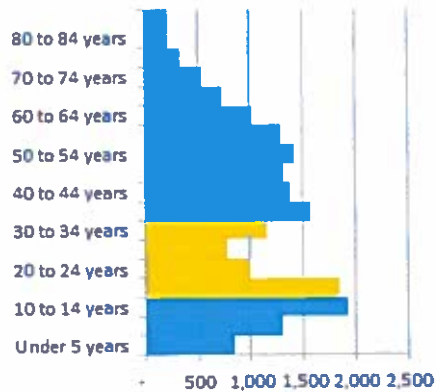
1970 = 20,366 residents

1970 Age Pyramid



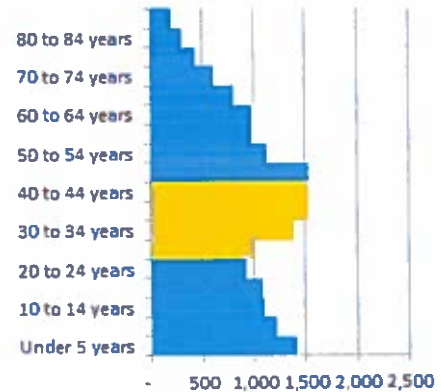
1980 = 18,892 residents

1980 Age Pyramid



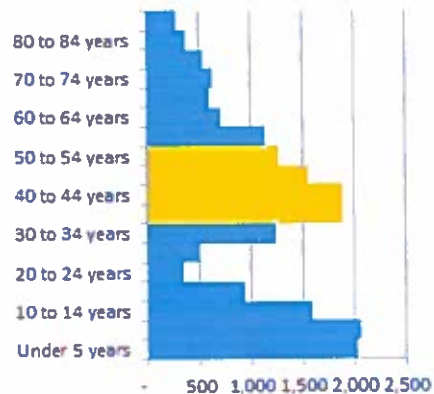
1990 = 18,196 residents

1990 Age Pyramid



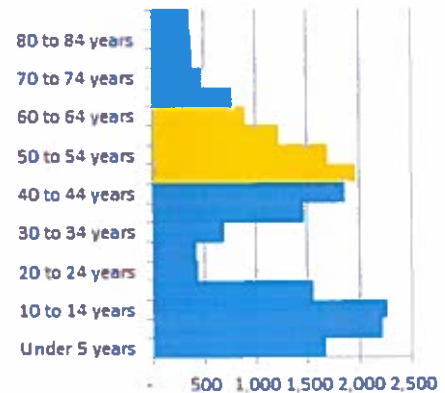
2000 = 19,607 residents

2000 Age Pyramid



2010 = 20,732 residents

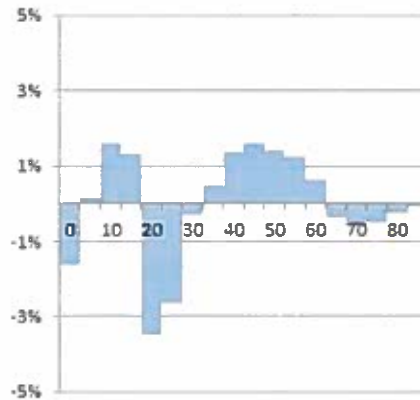
2010 Age Pyramid



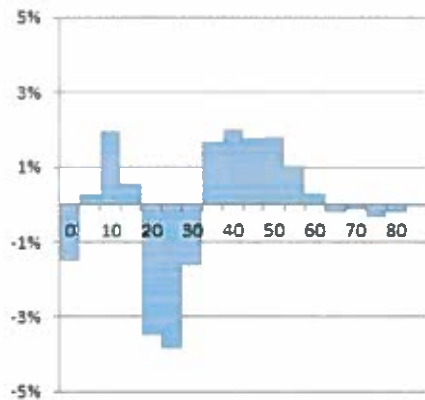
Compared to the State of Connecticut, Darien has generally had a greater share of the population in the younger age groups (0-19 years) and in young families (ages 35 – 55).

On the other hand, Darien has generally had a smaller share of the population in young adult age groups (ages 20-35) and older families and seniors (ages 55+).

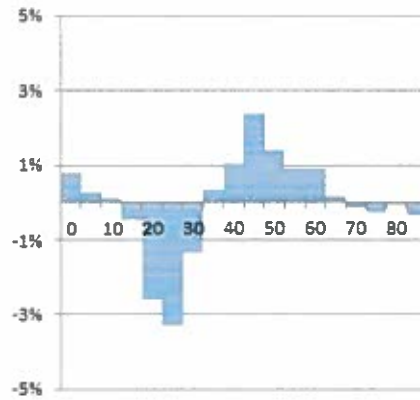
1970 Age Comparison To State



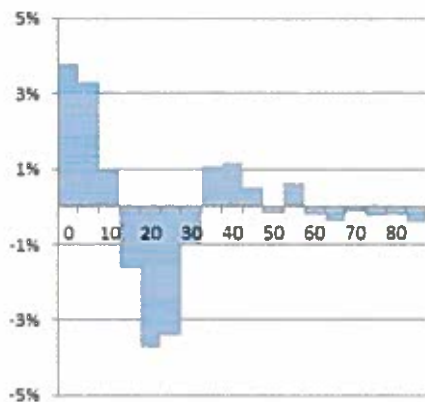
1980 Age Comparison To State



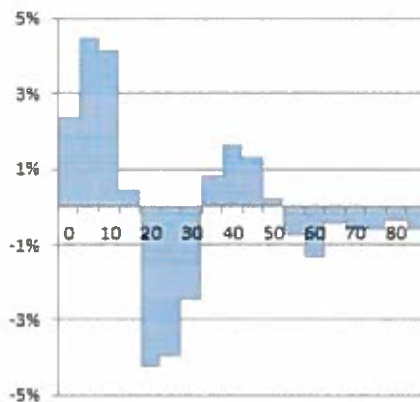
1990 Age Comparison To State



2000 Age Comparison To State

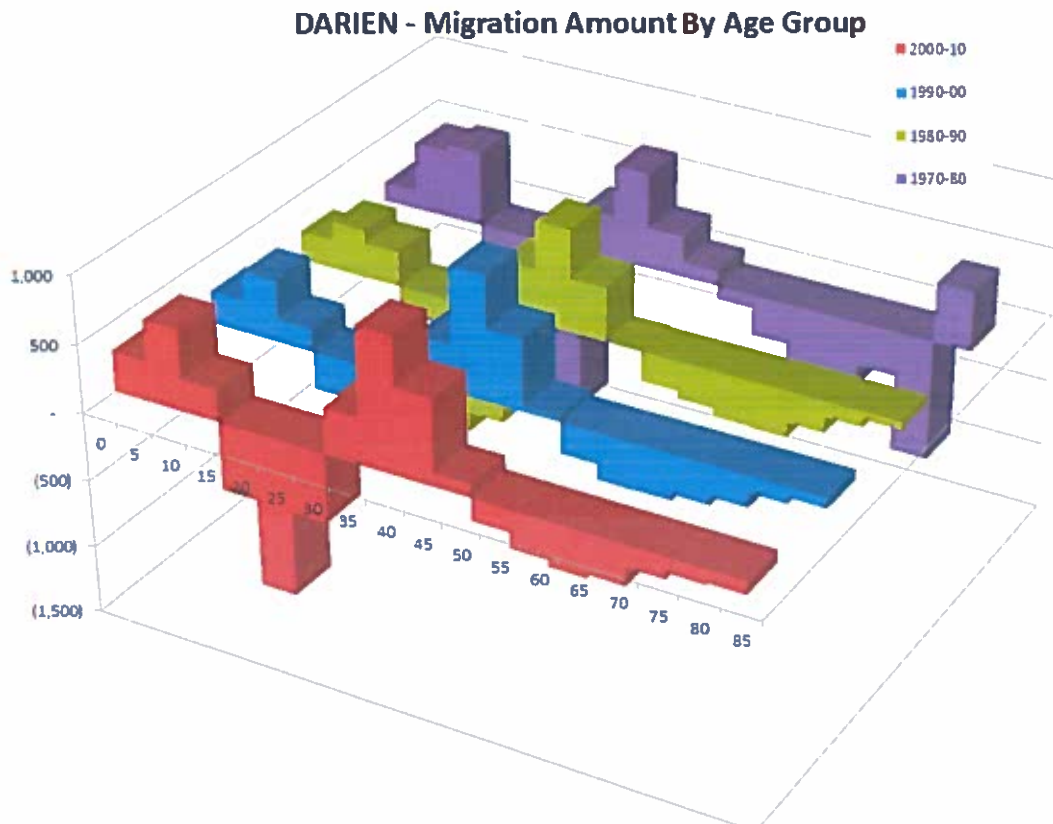


2010 Age Comparison To State



By comparing the number of people in one age group in the Census to the number of people 10 years younger in the prior Census (10 years earlier), the dynamics of migration in Darien can be evaluated.

Since at least 1970, as can be seen from the following chart, net in-migration flow to Darien has generally been family age adults (ages 30 to 50) and their children (ages 0 to 15). Net out-migration flow generally occurs with teenagers and young adults (ages 15 to 30) and mature families (ages 50+).



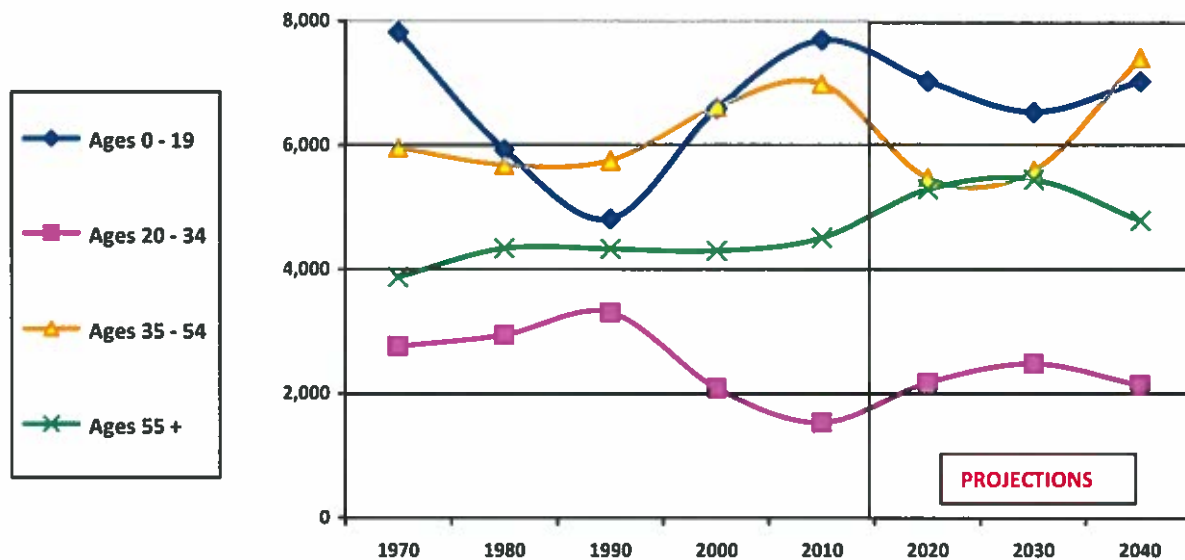
Darien has experienced net in-migration of younger families (ages 30 to 50) and their children (ages 0 to 15) due to its housing mix, location, and amenities.

Darien has experienced net out-migration of young adults (ages 15 to 30) and older residents (ages 50+).

The following chart looks at Darien's historic and projected population composition for the period from 1970 to 2040.

The most significant characteristic of Darien is the predominance of young families (ages 35 to 54) with children ages 0 to 19. This trend is projected to continue assuming past patterns remain.

Darien is different than a lot of other communities in a significant way. Many other communities are experiencing an increase in the number of residents age 55 and older in the future - reflecting the aging of the "baby boomers" (people born between about 1945 and 1965). Since Darien has had a pattern of some net out-migration in these age groups, the experience locally may be much more modest.



A changing age composition can also result in a changing demand for municipal and housing types. Of course, it must be remembered that these are projections and variations can occur, especially further into the future.

With the overall migration pattern in Darien, the school enrollment ratio (public school enrollment as a percent of total population) is among the highest in the Connecticut. Darien's enrollment ratio is almost 50 percent high than the State average of 16 percent.

| Top 20 Towns | 2010 Population US CENSUS | 2009 Enrollment CT-DOE | Enroll- ment Ratio |
|--------------------|------------------------------|---------------------------|--------------------------|
| 1. Weston | 10,179 | 2,552 | 25% |
| 2. Wilton | 18,062 | 4,341 | 24% |
| 3. Darien | 20,732 | 4,781 | 23% |
| 4. Ridgefield | 24,638 | 5,441 | 22% |
| 5. New Fairfield | 13,881 | 3,029 | 22% |
| 6. Westport | 26,391 | 5,716 | 22% |
| 7. Tolland | 15,052 | 3,152 | 21% |
| 8. Simsbury | 23,511 | 4,860 | 21% |
| 9. New Canaan | 19,738 | 4,077 | 21% |
| 10. Granby | 11,282 | 2,275 | 20% |
| 11. Madison | 18,269 | 3,664 | 20% |
| 12. Monroe | 19,479 | 3,894 | 20% |
| 13. Colchester | 16,068 | 3,204 | 20% |
| 14. Newtown | 27,560 | 5,490 | 20% |
| 15. Avon | 18,098 | 3,585 | 20% |
| 16. Lebanon | 7,308 | 1,447 | 20% |
| 17. Glastonbury | 34,427 | 6,816 | 20% |
| 18. Trumbull | 36,018 | 7,014 | 19% |
| 19. South Windsor | 25,709 | 4,650 | 18% |
| 20. Ledyard | 15,051 | 2,661 | 18% |
| Other Towns | | | |
| 23. Brookfield | 16,452 | 2,898 | 18% |
| 29. Fairfield | 59,404 | 10,108 | 17% |
| 36. Farmington | 25,340 | 4,151 | 16% |
| 41. West Hartford | 63,268 | 10,184 | 16% |
| 64. Greenwich | 61,171 | 8,846 | 14% |
| 93. Norwalk | 85,603 | 10,856 | 13% |
| 101. Stamford | 122,643 | 15,036 | 12% |

Type of Growth

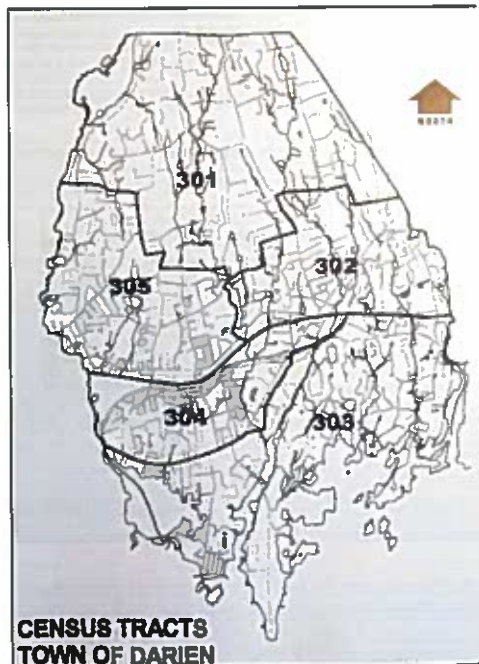
While many communities are experiencing an increase in the number of smaller households, Darien is doing exactly the opposite. Since 1990, average household size has been increasing. The number of larger households has been increasing since 1990 and the number of smaller households has been decreasing since 1990.

| Household Size | 1980 | 1990 | 2000 | 2010 |
|------------------------|--------------|--------------|--------------|--------------|
| 1-2 people | 2,688 | 3,150 | 3,073 | 2,801 |
| 3-4 people | 2,539 | 2,502 | 2,500 | 2,633 |
| 5+ people | 956 | 747 | 1,019 | 1,264 |
| Total | 6,183 | 6,399 | 6,592 | 6,698 |
| Average HH Size | 3.04 | 2.85 | 3.00 | 3.09 |

Location of Growth

As can be seen from the table below, all Census tracts in Darien grew in population between 2000 and 2010. The most robust growth was in tracts 304 and 305.

In a mature community such as Darien, an increase (or decrease) in population can be driven as much by changes within existing units as from new construction. For example, almost all tracts in Darien showed a population decrease between 1970 and 1990 as “baby boomers” left town.



| Census Tract | 1970 | 1980 | 1990 | 2000 | 2010 |
|--------------|-------|-------|-------|-------|-------|
| 301 | 2,992 | 3,094 | 2,983 | 3,451 | 3,502 |
| 302 | 3,229 | 2,992 | 2,994 | 3,378 | 3,442 |
| 303 | 4,278 | 3,962 | 3,859 | 4,057 | 4,156 |
| 304 | 3,785 | 3,315 | 3,177 | 3,392 | 3,958 |
| 305 | 6,042 | 5,190 | 5,022 | 5,329 | 5,674 |

Housing Units

| | |
|------|-------|
| 1960 | 5,087 |
| 1970 | 5,952 |
| 1980 | 6,340 |
| 1990 | 6,653 |
| 2000 | 6,792 |
| 2010 | 7,074 |

US Census. Data for 1980 to 2010 reflects number of units. Due to data availability, data for 1960 and 1970 reflects number of households.

Housing Tenure

| | Darien | State |
|--------|--------|-------|
| Owner | 85% | 68% |
| Renter | 15% | 32% |

2010 Census

Percent Multi-Family

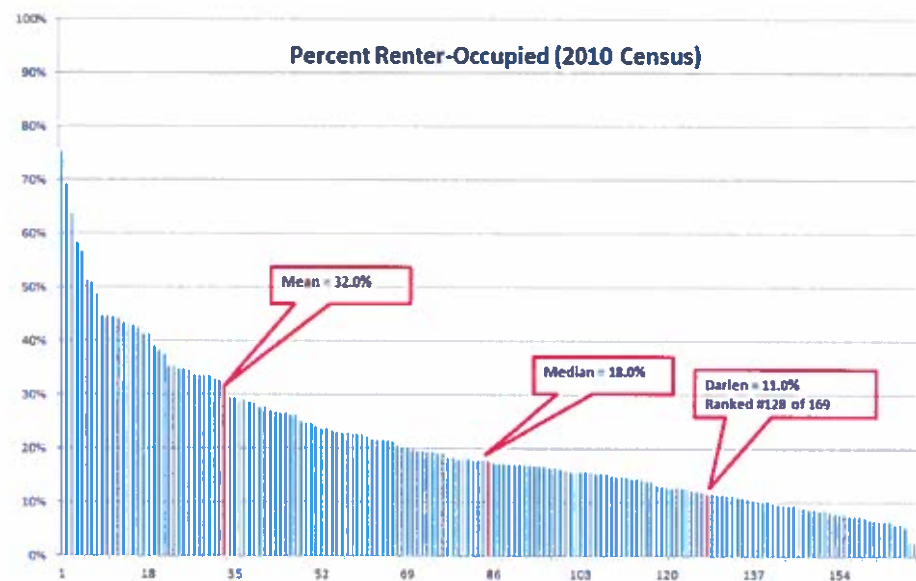
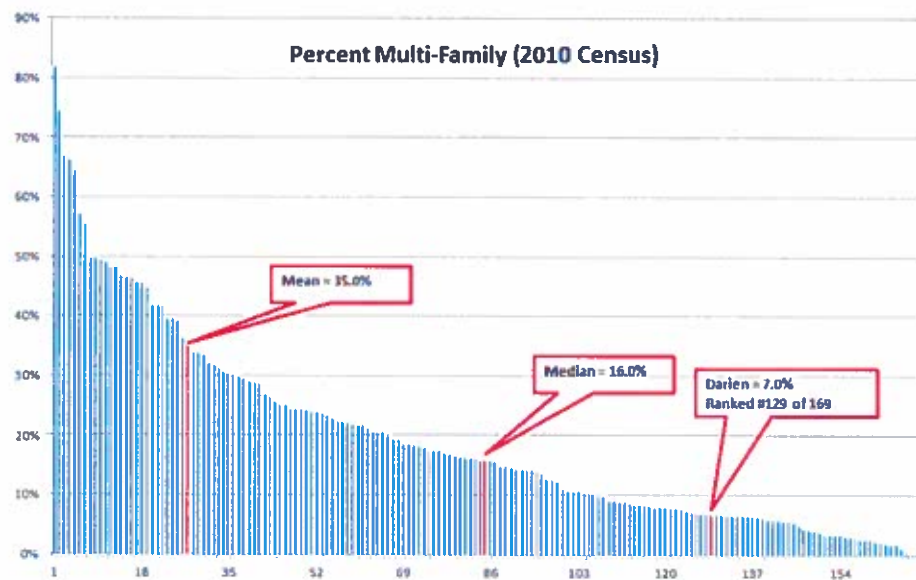
| | |
|------------|-----|
| Darien | 7% |
| Wilton | 9% |
| New Canaan | 16% |
| Greenwich | 29% |
| State | 35% |
| Norwalk | 47% |
| Stamford | 55% |

2010 Census

Housing In Darien

Darien had about 7,074 housing units in 2010. Over the last two decades, Darien has been adding an average of about 20 housing units per year. This growth rate is a reflection of the fact that there is little undeveloped land in Darien so net housing growth occurs primarily through redevelopment of existing properties.

The housing stock in Darien consists primarily of single-family detached homes. As a result, the vast majority of homes in Darien (85%) are owner-occupied. According to the 2010 Census, only about 7 percent of the residential units in Darien were multi-family units.



As stated earlier, it is interesting to note that Darien has a different housing occupancy pattern as compared to most other communities in Connecticut. Darien has fewer small households (generally younger households, “empty nesters”, and older residents) and more large households than other communities.

About 2.6 percent of the housing units in Darien are considered “affordable housing” (assisted housing, financed by CHFA mortgages, or sale price restricted by deed). The Town has been working on increasing the number of affordable housing units in ways and locations appropriate for the community. The Town recently applied for state recognition of the number of affordable units created and a corresponding moratorium from the State’s Affordable Housing Appeals Procedure (codified as Section 8-30g of the Connecticut General Statutes).

Median Sale Price

| | |
|------------|--------------------|
| Greenwich | \$1,550,000 |
| New Canaan | \$1,413,750 |
| Darien | \$1,225,000 |
| Wilton | \$786,000 |
| Stamford | \$560,500 |
| Norwalk | \$424,750 |

CERC

Housing Occupancy

| | Darien | State |
|------------|------------|-------|
| 1-2 people | 42% | 60% |
| 3-4 people | 39% | 31% |
| 5+ people | 19% | 9% |
| Mean | 3.09 | 2.52 |

2010 Census

‘Affordable Housing’

| | |
|--------|--------------|
| Darien | 2.62% |
| State | 11.26% |

CT Department of Housing (2014)

Single-Family House



Multi-Family Building



Single-Family House



Multi-Family Building



| Jobs In Darien | |
|----------------|-------|
| 1960 | 3,735 |
| 1970 | 5,798 |
| 1980 | 8,120 |
| 1990 | 8,490 |
| 2000 | 7,820 |
| 2010 | 7,207 |

CT Labor Dept.

Economic Conditions in Darien

While Darien is not a major employment center, there are a number of jobs in the community. Darien benefits from its location within the New York City metropolitan area in terms of access to jobs and the availability of goods and services for residents. While the number of jobs in Darien is lower than found in nearby communities, it still has more jobs than housing units and this supports the local economy.

| | Jobs (2013) |
|------------|-------------|
| Stamford | 75,096 |
| Norwalk | 44,463 |
| Greenwich | 34,719 |
| Wilton | 11,717 |
| Darien | 7,814 |
| New Canaan | 6,368 |

CERC, 2014

Median household income is one way to gauge the size or strength of the local economy. According to data from the Connecticut Economic Resource Center (CERC), Darien has the highest median household income compared to nearby communities.

| | Median Household Income |
|------------|-------------------------|
| Darien | \$200,724 |
| New Canaan | \$167,037 |
| Wilton | \$161,906 |
| Greenwich | \$129,588 |
| Stamford | \$76,797 |
| Norwalk | \$75,446 |

CERC, 2014

Downtown Buildings

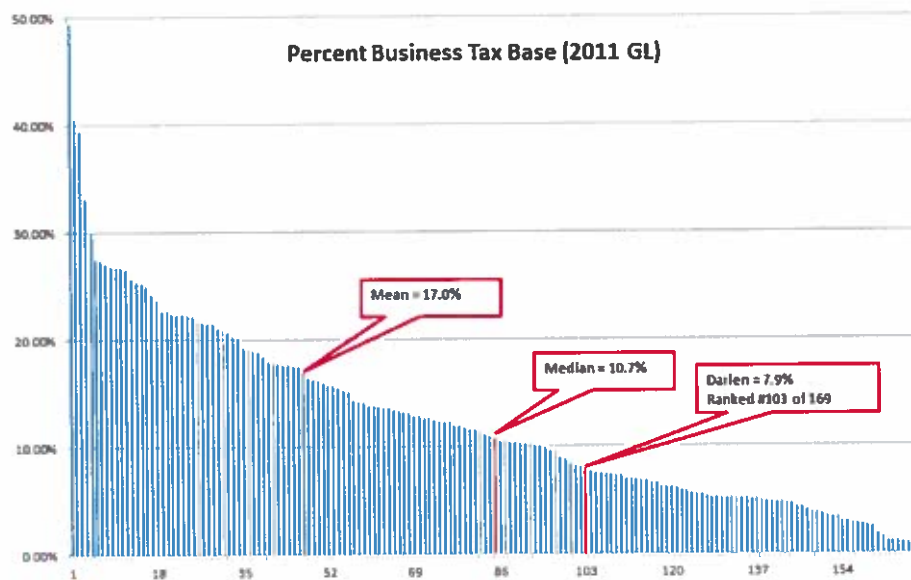


Noroton Heights Buildings



DRAFT - For PZC Discussion

Since Darien is predominantly a residential community, the Grand List (the value of taxable property) is heavily influenced by the value of residential real estate. According to data from the Connecticut Economic Resource Center, the business component of the tax base is about 7.9 percent.



Retail Plaza



Office Building



Land Use In Darien

According to digital mapping of the community, Darien contains approximately 8,236 acres of land.

Based on the Assessor's database, about 97 percent of the community (5,366 acres) was occupied for residential, commercial, or institutional use or was dedicated to a specific purpose such as public land or protected open space. Conversely, about 3 percent of the land in town (216 acres) was vacant or uncommitted to a specific use.

There are some parcels without a specific record at this time so these totals may change once research is completed.

| | | | Percent of Developed / Committed | Percent of Total Land Area |
|---|-------|--------------|--|----------------------------------|
| Residential Uses | | 5,366 | 67% | 65% |
| Single-Family Residential | 5,040 | | | |
| 2-4 Family Residential | 18 | | | |
| Multi-House | 228 | | | |
| Multi-Family Residential | 80 | | | |
| Business Uses | | 188 | 2% | 2% |
| Business | 177 | | | |
| Mixed Use | 11 | | | |
| Open Space | | 857 | 11% | 10% |
| Dedicated OS | 286 | | | |
| Managed OS | 571 | | | |
| Community Facility / Institutional | | 390 | 5% | 5% |
| Community Facility | 178 | | | |
| Institutional | 213 | | | |
| Other | | 1,219 | 15% | 15% |
| Transportation / Parking | 123 | | | |
| No Record (research underway) | 120 | | | |
| Utility | 6 | | | |
| Roads / Water / Miscellaneous | 970 | | | |
| Developed / Committed | | 8,020 | 100% | 97% |
| Vacant | | 216 | | 3% |
| Total | | 8,236 | | 100% |

Planimetrics based on Assessor database. Totals may not add due to rounding

Preliminary Land Use

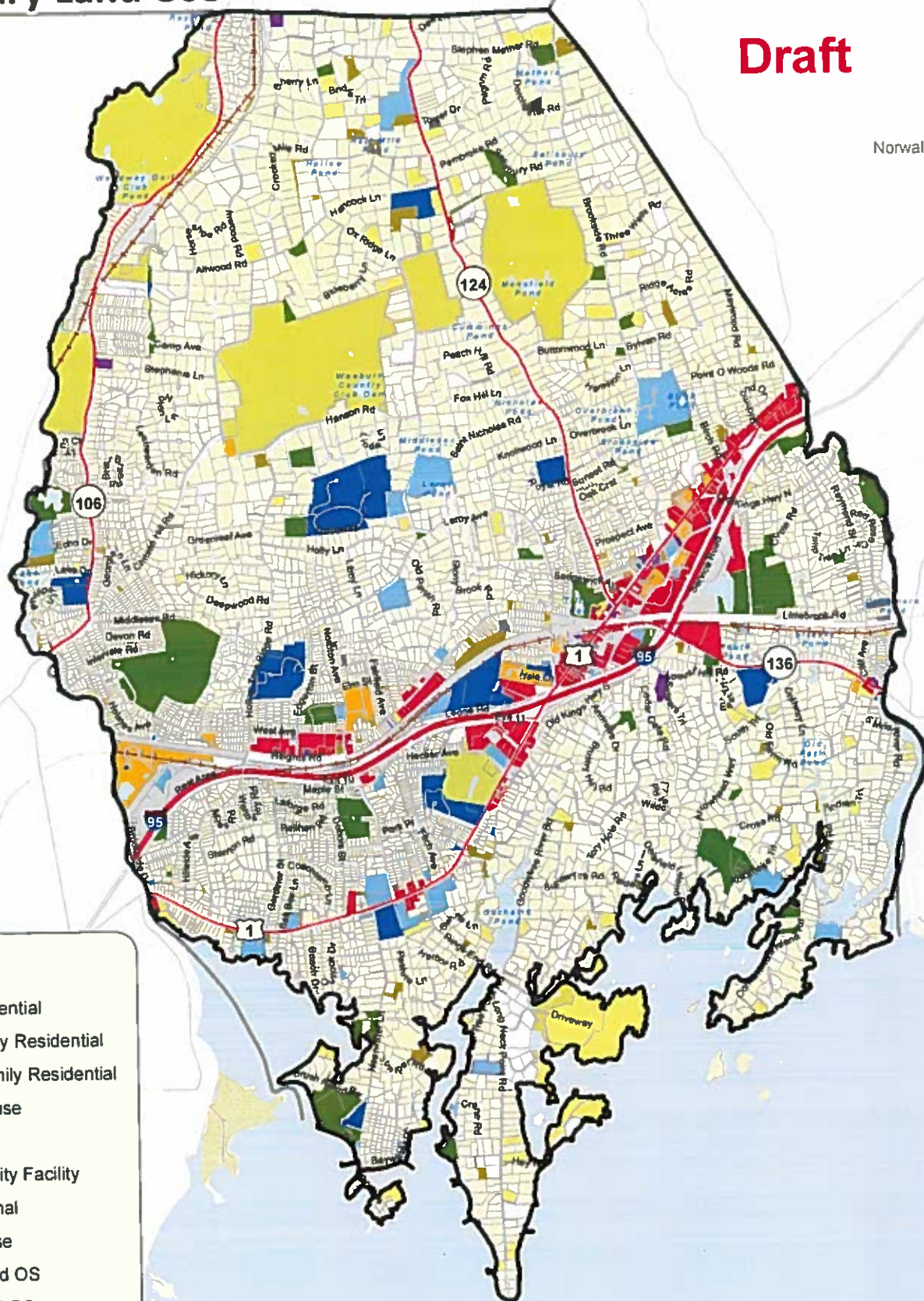
Darien, CT

New
Caanan

Draft

Norwalk

Stamford



Legend

- SF Residential
- 2-4 Family Residential
- Multi-Family Residential
- Multi-House
- Business
- Community Facility
- Institutional
- Mixed Use
- Dedicated OS
- Managed OS
- Transportation / Parking
- Utility
- Vacant
- No Record

2,300

Feet

Zoning In Darien

In the 2001 POCD, about 64 percent of the community was zoned for residential use, about 17 percent was zoned for business use, and the remaining 19 percent was zoned for floodplain use or was contained within road rights-of way.

Similar data about how land is zoned in 2014 will be compiled as part of the Plan of Conservation and Development (POCD).

| | | Percent of Total Land Area |
|---|--------------|----------------------------------|
| Single Family Residential Zones | 7,780 | 94% |
| R-2 (Two Acre) | 2,383 | |
| R-1 (One Acre) | 2,810 | |
| R-1/2 (Half Acre) | 1,232 | |
| R-1/3 (Third Acre) | 1,039 | |
| R-1/5 (Fifth Acre) | 286 | |
| R-NB (25,000 SF) | 29 | |
| Other Residential Zones | 54 | 1% |
| Design Multi-Family | 49 | |
| Hollow Tree (3.7 Ac) | 5 | |
| Business Zones | 366 | 4% |
| Central Business District | 49 | |
| Design Commercial | 44 | |
| Design Business (DB-1, DB-2) | 68 | |
| Designed Business/Residential | 0 | |
| Service Business (SB, SB-E) | 94 | |
| Office / Business | 47 | |
| Design Office / Research (DOR-1, DOR-5) | 55 | |
| Neighborhood Business | 8 | |
| Other | 36 | 0% |
| Parking / Residential (PR) | 0 | |
| Municipal Use (MU) | 0 | |
| Water / Miscellaneous (research underway) | 36 | |
| Total | 8,236 | 100% |

Planimetrics based on Town's GIS database. Totals may not add due to rounding

Zoning

Darien, CT

Draft

Stamford

New
Caanan

Norwalk

Legend

Residential

- R-2 - 2 Acre
- R-1 - 1 Acre
- R-1/2 - 1/2 Acre
- R-1/3 - 1/3 Acre
- R-1/5 - 1/5 Acre
- R-NB - Noroton Bay

Other Residential

- DMR - Design Multi-Family
- HTR - Hollow Tree Residential

Business

- CBD - Central Business
- DC - Design Commercial
- DB - Design Business
- SB - Service Business
- OB - Office Business
- DOR - Design Office/Research
- NB - Neighborhood Business

Other

- DBR - Design Bus/Res
- MU - Municipal Use
- PR - Parking

2,300

Feet

Equalized Net Grand List

Equalized net grand lists are the estimated full market value of all taxable property in a municipality and are developed by the Connecticut Office of Policy and Management from sales/assessment ratio information.

Actual sales are compared to assessed values. For example, a home that sells for \$140,000 and has a sales assessed value of \$70,000 has a sales/assessment ratio of 50%.

Fiscal Overview

Key fiscal indicators which reflect the circumstances affecting Darien and surrounding communities are presented below.

On a per capita basis, Darien has a tax levy similar to that of surrounding communities.

| | Per Capita Tax Levy (2012) |
|------------|-------------------------------|
| Wilton | \$5,815 |
| New Canaan | \$5,775 |
| Darien | \$5,131 |
| Greenwich | \$4,991 |
| Stamford | \$3,443 |
| Norwalk | \$3,043 |

CERC, 2014

On a per capita basis, Darien has a stronger tax base than surrounding communities. The equalized mill rate (taxes as a percent of market value is the second lowest among nearby communities).

| | Per Capita Equalized Net Grand List (2012) | Equalized Mill Rate |
|------------|---|------------------------|
| Greenwich | \$706,213 | 7.06 |
| Darien | \$556,151 | 9.24 |
| New Canaan | \$549,257 | 10.47 |
| Stamford | \$240,820 | 14.12 |
| Norwalk | \$197,493 | 15.45 |
| Wilton | \$348,686 | 16.47 |

CERC, 2014

DRAFT - For PZC Discussion

About 70 percent of Darien's budget goes to education. This is higher than nearby communities.

| | Education Share of Budget (2012) |
|------------|----------------------------------|
| Darien | 70.2% |
| Wilton | 67.8% |
| New Canaan | 61.6% |
| Norwalk | 57.5% |
| Stamford | 56.4% |
| Greenwich | 44.3% |

CERC, 2014

Debt per capita is also higher than several nearby communities.

| | Per Capita Debt (2012) |
|------------|------------------------|
| New Canaan | \$6,378 |
| Darien | \$4,769 |
| Wilton | \$3,297 |
| Stamford | \$3,284 |
| Norwalk | \$2,433 |
| Greenwich | \$1,517 |

CERC, 2014

Past studies of communities like Darien have found that residential development typically requires more in service costs than it provides in tax revenue.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery. There is no handwriting or other markings on the page.

Planimetrics

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